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SCANPH

Southern California Association of Non Profit Housing

October 19, 2017

City Council President Herb Wesson
Los Angeles
200 N. Main Street Los Angeles, CA 90012

Re: Regulation of the short-term rental industry

Dear Council President Wesson,

14-1635-52

The Southern California Association of Non Profit Housing writes in support of a citywide ordinance to regulate the short-term rental industry in Los Angeles. While the proposed ordinance is a good step forward to preserving the current rent controlled below market-rate housing stock, we still are concerned with the "cap" of days that a unit may be rented. The housing justice community takes issue with any provision in the ordinance that would allow the "cap" of days to rent to be increased beyond 75-90 days. The proposed 180 days is far too many and City Council should consider a cap of between 75-90 days. A cap over 75- 90 days will be difficult to enforce and without enforcement by the city this ordinance would be rendered as meaningless.

Fortunately, the City Council is considering legislation that would do much to mitigate this pressing problem by removing units covered by the Rent Stabilization Ordinance from the short term rental market, by limiting rentals to primary residences, by limiting the number of days a unit could be rented (creating a "cap") and by implementing enforcement through the short term rental platforms themselves. Again, we urge decision makers to take a stand and limit the number of days a unit can be rent to 75-90 days.

We support these efforts wholeheartedly. The city has an opportunity to put thousands of units of housing back on the market at a time when they are desperately needed. This legislation is vital to the health and well-being of tens of thousands of vulnerable Angelenos, and we urge you to keep their health and safety and the forefront of your thoughts.

Sincerely,

Southern California Association of Non Profit Housing (SCANPH)

BY _____
CITY CLERK

CITY CLERK

2017 OCT 24 PM 12:17

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Honorable Herb J. Wesson, Jr.
Council President, Los Angeles City Council
Los Angeles City Hall
200 N. Spring Street, Room 430
Los Angeles, CA 90012

BY _____
CITY CLERK

CITY CLERK

2017 OCT 24 PM 12:17

CITY CLERK'S OFFICE

Re: Short Term Rental Regulation

October 10, 2017

14-1635-S2

Dear Council President Wesson,

On behalf of the Korean American Federation of Los Angeles (KAFLA) and the Korean American community of Greater Los Angeles, I write to express our concern over the issue of short-term rentals impacting our neighborhoods and community. As residents in your Council district, we are seeing already an enormous shortage of housing, and issues of displacements of families and whole buildings—happening every day in areas around Koreatown, short-term rentals are exasperating the problem and I am urging the city to provide more regulation. Short-term housing sharing should be limited to only 60 days every year as a start.

Residents are looking to City leadership to protect our way of life and mediate disruption. Hearing stories of families having to leave Koreatown after many decades is disheartening and is a trend I want to avoid at all costs. Current short-term rental policy is allowing property owners to reserve spaces for short-term rentals that could have been used for traditional renters and families. In more extreme cases, long-term rental units are being converted to strictly short-term rentals thus worsening housing availability. These shortages increase rent costs for everyone because of the high demand and not enough housing.

With housing shortages continuing to increase we must take action where possible. Limiting short-term rentals to 60 days is not just a numbers game—it will help deter property owners from attempting to profit at the community's expense. No longer will property owners have the option of letting their 2nd, 3rd, or 4th unit go empty for the month—only to be rented 2-3 times a month. The City and Korean American and Koreatown communities need this to change.

Sincerely,

Laura Jeon, Ph.D.
President
Cc: Planning Committee Members



Sidney S. Sohn
ssohn@venerablelaw.com

September 18, 2017

Honorable Herb Wesson
Council President, Los Angeles City Council
Los Angeles City Hall
200 N. Spring Street, Room 430
Los Angeles, CA 90012

BY _____
DEPUTY

CITY CLERK

2017 OCT 24 PM 12:17

CITY CLERK'S OFFICE

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Re: Short Term Rental Regulation

14-1635-82

Dear Council President Wesson:

I write to urge Los Angeles City leadership to take a strong stance on the ordinance in regulating short term rentals to better protect our community. Unpermitted hotels and opportunistic property owners are forcing families from their homes in Koreatown and putting a death grip on limited housing available for everyone. As an attorney in Koreatown and former Co-Chair of the Asian Business Association, I understand the need to support business growth and encourage it. However, there must be a balance in what the community needs and nurturing business—short term rentals must be controlled and addressed accordingly.

Venerable Law is rooted in Koreatown and has been serving residents for many years. We have specialized in providing legal guidance to the community on issues from immigration, housing, and business. This issue is important to the law group as we see a major gap in oversight that is allowing opportunistic property owners to mistreat long time tenants in favor making profits alone. We must close these loop holes immediately before more families are pushed out and displaced. The current 180 day annual rental cap is far too high to make an impact on this issue and we are urging for a 60 day cap to better alleviate this growing housing issue.

As Council President, we hope you can continue be the voice for the thousands of residents in Koreatown that chose you to be our champion in the community. Please provide the much needed protection and oversight from short term rentals in our neighborhoods.

Sincerely,

Sidney Sohn, Esquire
Partner
Venerable Law

Cc: Planning Committee Members